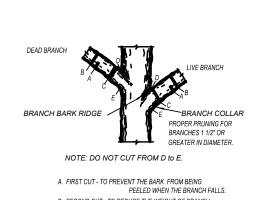
- 1) 2 ~ MINIMUM 1.5 CALIPER INCH MEDIUM CANOPY SHADE TREES TO BE PLANTED PER LOT. ALL TREES ARE REQUIRED TO BE MEDIUM TO LARGE CANOPY TREES. A MEDIUM TO LARGE CANOPY TREE IS DESIGNATED IN CITY OF SAN ANTONIO UNIFIED DEVELOPMENT
- 2) DISTURBED AREAS WILL BE RECLAIMED BY DRILL SEEDING WITH A NATIVE SEED MIX AND ENSURING 85% ESTABLISHMENT. CONTRACTOR NOTE:

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CONSTRUCTION MEETING PRIOR TO SITE DEVELOPMENT TO STAY IN
COMPLIANCE WITH THE UNIFIED DEVELOPMENT CODE SECTION
35-477 (5) (C); WHICH STATES A PRE CONSTRUCTION MEETING IS
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MANAGEMENT OF ALL SIGNIFICANT, HERITAGE OR MITIGATION TREES.
THIS CAN BE SCHEDULED WITH FENCING INSPECTION, 207-1111.
REFERENCE AP # 22-38800910 REFERENCE AP # 22-38800910

GRADING PLAN NOTE:

A GRADING PLAN SHALL BE SUBMITTED AT PLATTING STAGE FOR UNIT 2 TO VERIFY COMPLIANCE WITH APPROVED TREE PRESERVATION PLAN. APPROVED TREE PLAN SHALL BE AMENDED AT PLATTING STAGE TO SHOW EXISTING AND PROPOSED GRADING FOR UNIT TO BE

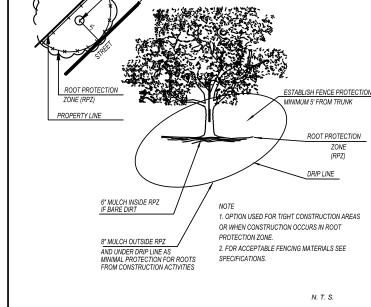


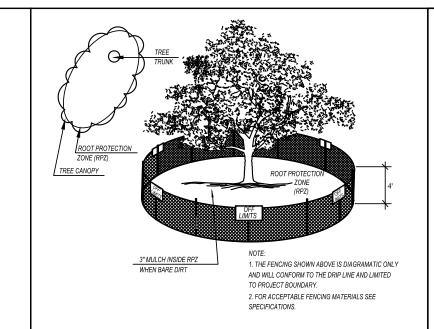
A. FIRST CUT - TO PREVENT THE BARK FROM BEING PEELED WHEN THE BRANCH FALLS. B. SECOND CUT - TO REDUCE THE WEIGHT OF BRANCH. C. FINAL CUT - ALLOW FOR HEALING COLLAR BUT NO STUBS

FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MIN TO PREVENT THE SPREAD OF OAK WILT.

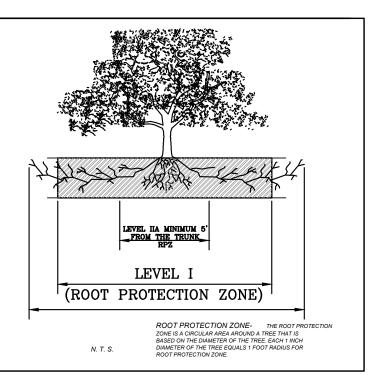
N. T. S.

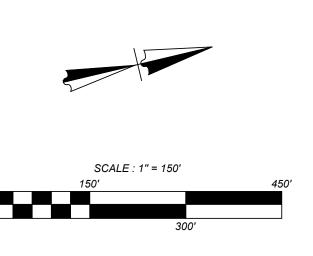
D. BRANCH RIDGES - INDENT PROPERLY BRANCH RIDGES WHICH ARE SITE FOR DECAY.





N. T. S.







LOCATION MAP N.T.S

LEGEND







PRESERVED - FEMA



REMOVED - RIPARIAN BUFFER



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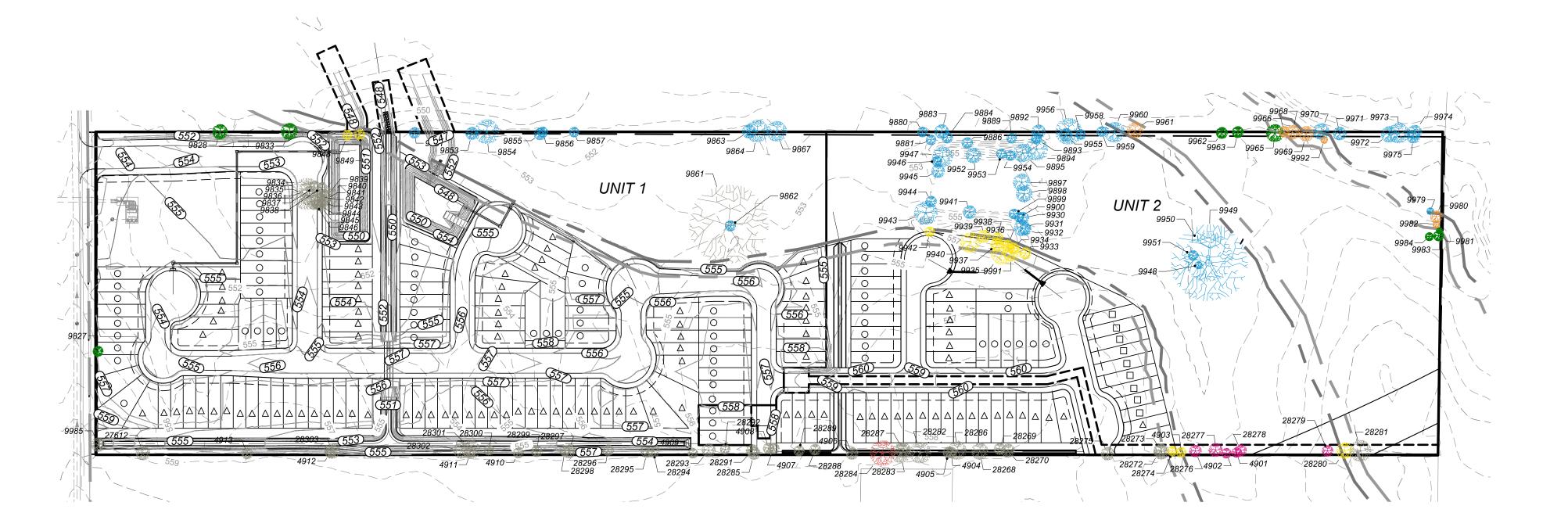
PRESERVED - RIPARIAN BUFFER

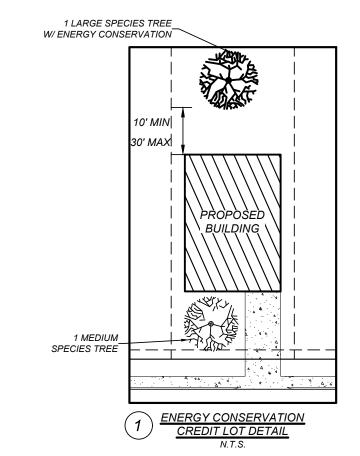


PROJECT LIMITS

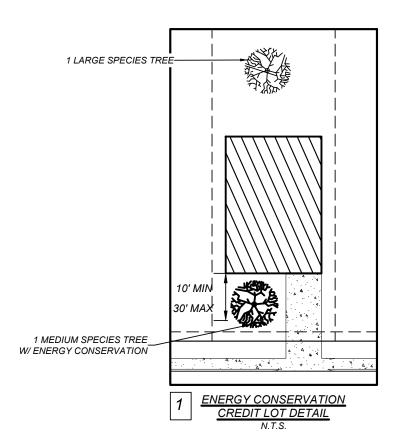
PROPOSED 100-YR FLOODPLAIN LIMITS

30' RIPARIAN BUFFER

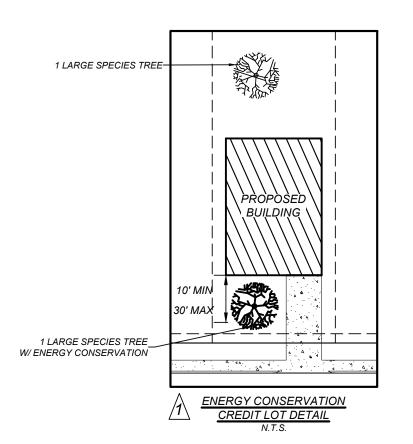




1 LOT NUMBERS WITH CIRCLES SHALL HAVE ONE (1) MEDIUM SPECIES TREE PLANTED IN THE FRONT YARD. ONE (1) LARGE SPECIES TREE IN THE BACK YARD WITHIN THE ENERGY CONSERVATION LIMITS. SEE DETAIL THIS SHEET



1 LOT NUMBERS WITH SQUARES SHALL HAVE ONE (1) MEDIUM SPECIES TREE IN THE FRONT YARD WITHIN THE ENERGY CONSERVATION LIMITS.ONE (1) LARGE SPECIES TREE IN THE BACK YARD.

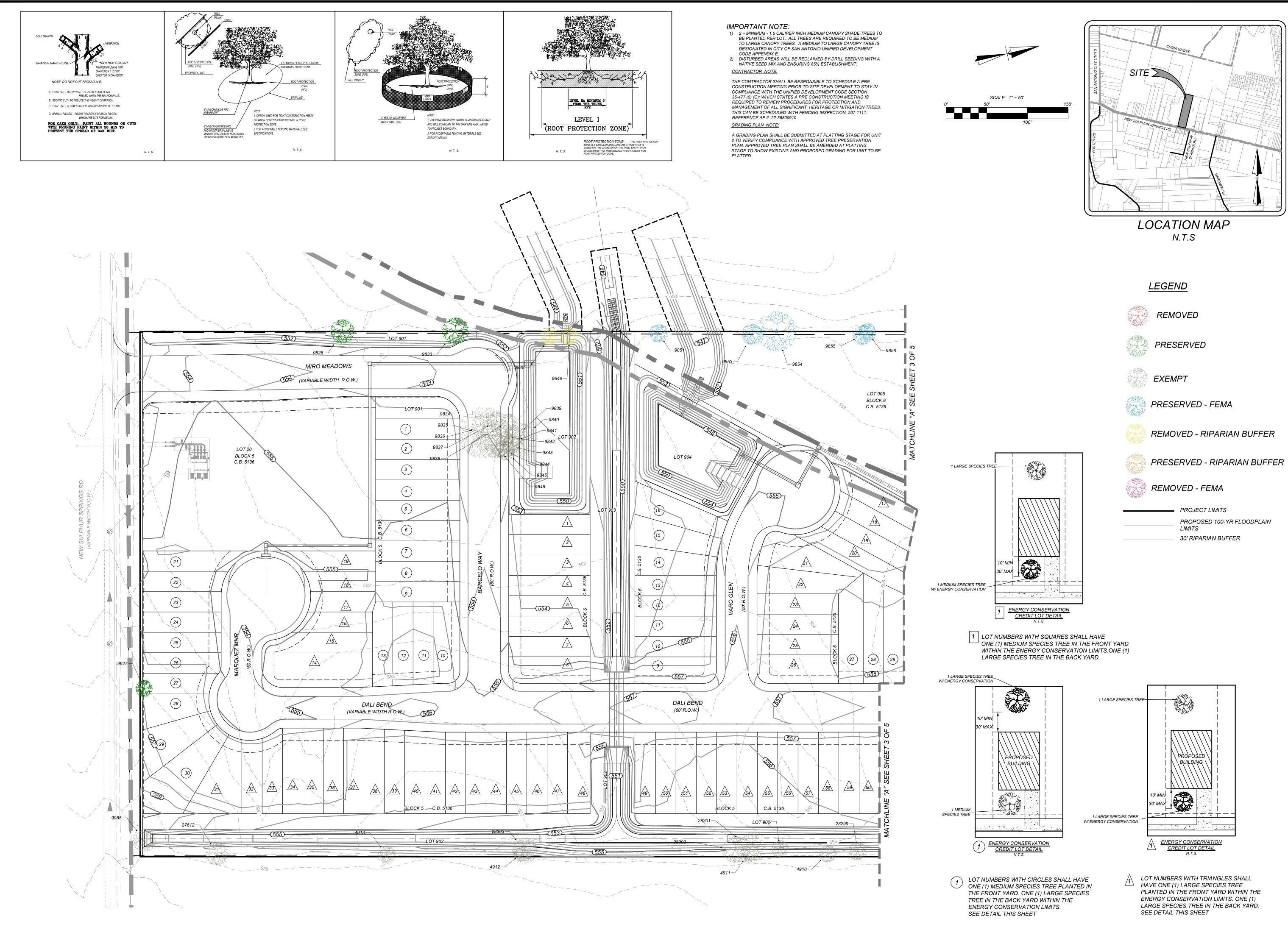


LOT NUMBERS WITH TRIANGLES SHALL HAVE ONE (1) LARGE SPECIES TREE PLANTED IN THE FRONT YARD WITHIN THE ENERGY CONSERVATION LIMITS. ONE (1) LARGE SPECIES TREE IN THE BACK YARD. SEE DETAIL THIS SHEET

PLAT NO. 22-11800054

JUNE 2022 DRAWN: RH CHECKED: JI SHEET NUMBER:

1 OF 5





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PLAT NO. 22-11800054

JOB NO. 314-46-02 DATE: JUNE 2022 DRAWN: RH CHECKED: JN SHEET NUMBER:

2 OF 5

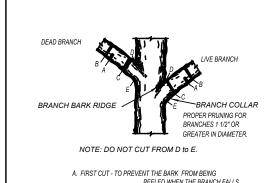
TO LARGE CANOPY TREES. A MEDIUM TO LARGE CANOPY TREE IS DESIGNATED IN CITY OF SAN ANTONIO UNIFIED DEVELOPMENT 2) DISTURBED AREAS WILL BE RECLAIMED BY DRILL SEEDING WITH A NATIVE SEED MIX AND ENSURING 85% ESTABLISHMENT. CONTRACTOR NOTE:

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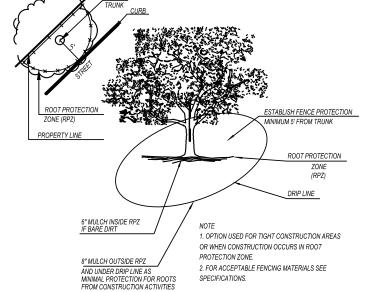
28296 —



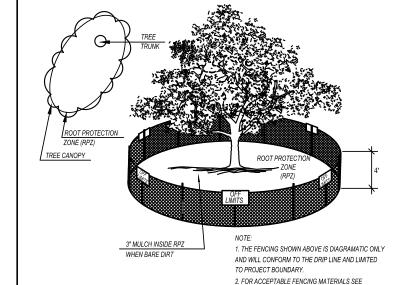
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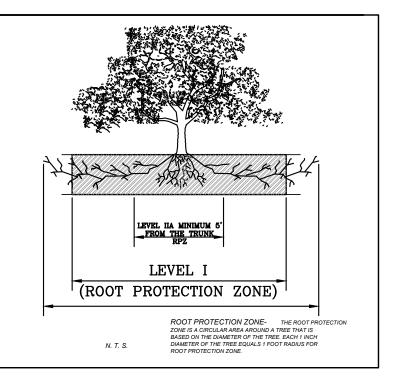
N. T. S.



N. T. S.



N. T. S.



LOT NUMBERS WITH CIRCLES SHALL HAVE

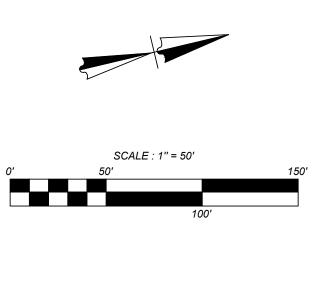
ONE (1) MEDIUM SPECIES TREE PLANTED IN

THE FRONT YARD. ONE (1) LARGE SPECIES

TREE IN THE BACK YARD WITHIN THE

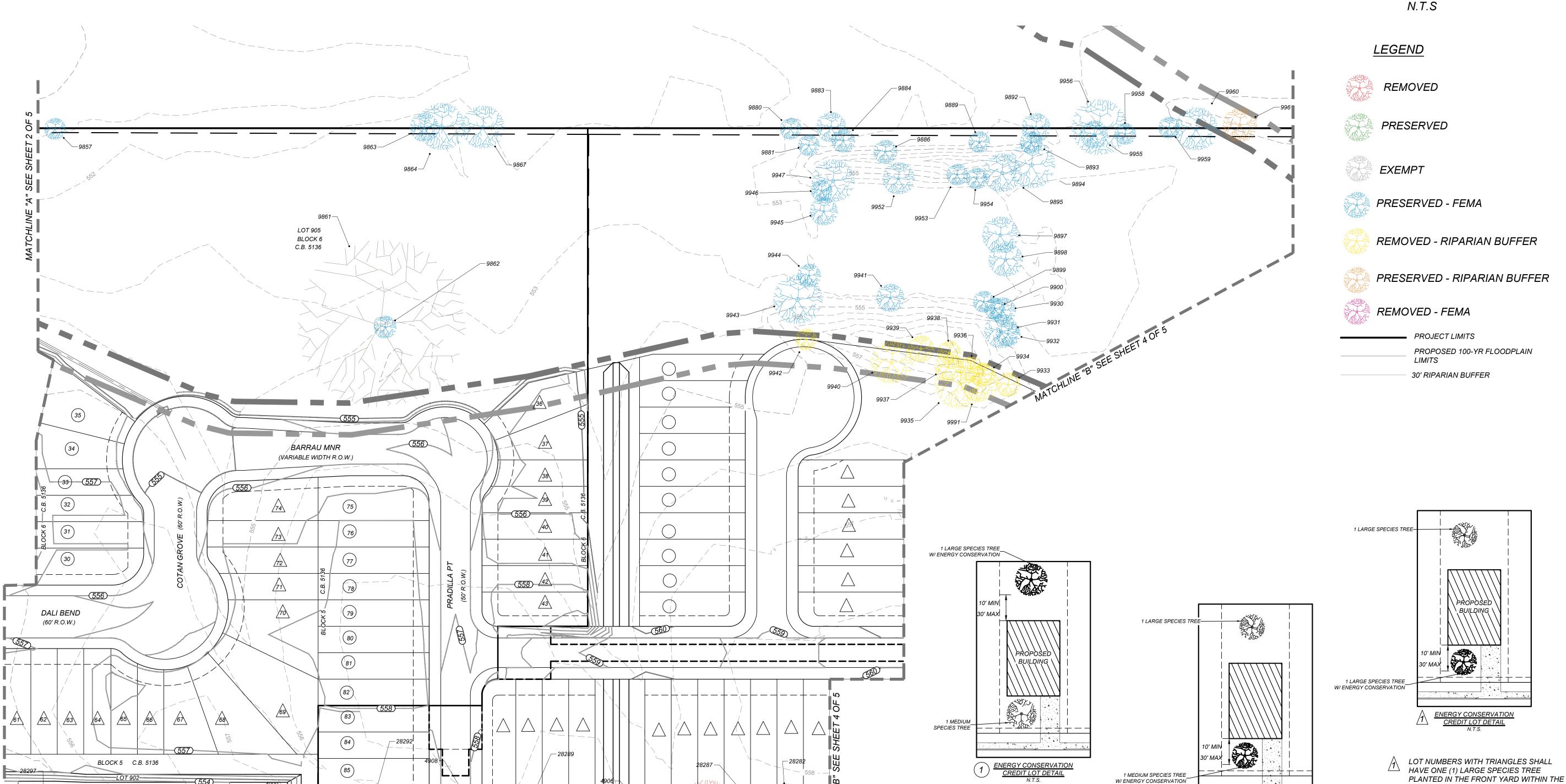
ENERGY CONSERVATION LIMITS.

SEE DETAIL THIS SHEET





LOCATION MAP N.T.S



28283 —

PLAT NO. 22-11800054

ENERGY CONSERVATION LIMITS. ONE (1) LARGE SPECIES TREE IN THE BACK YARD.

SEE DETAIL THIS SHEET

CREDIT LOT DETAIL

1 LOT NUMBERS WITH SQUARES SHALL HAVE

LARGE SPECIES TREE IN THE BACK YARD.

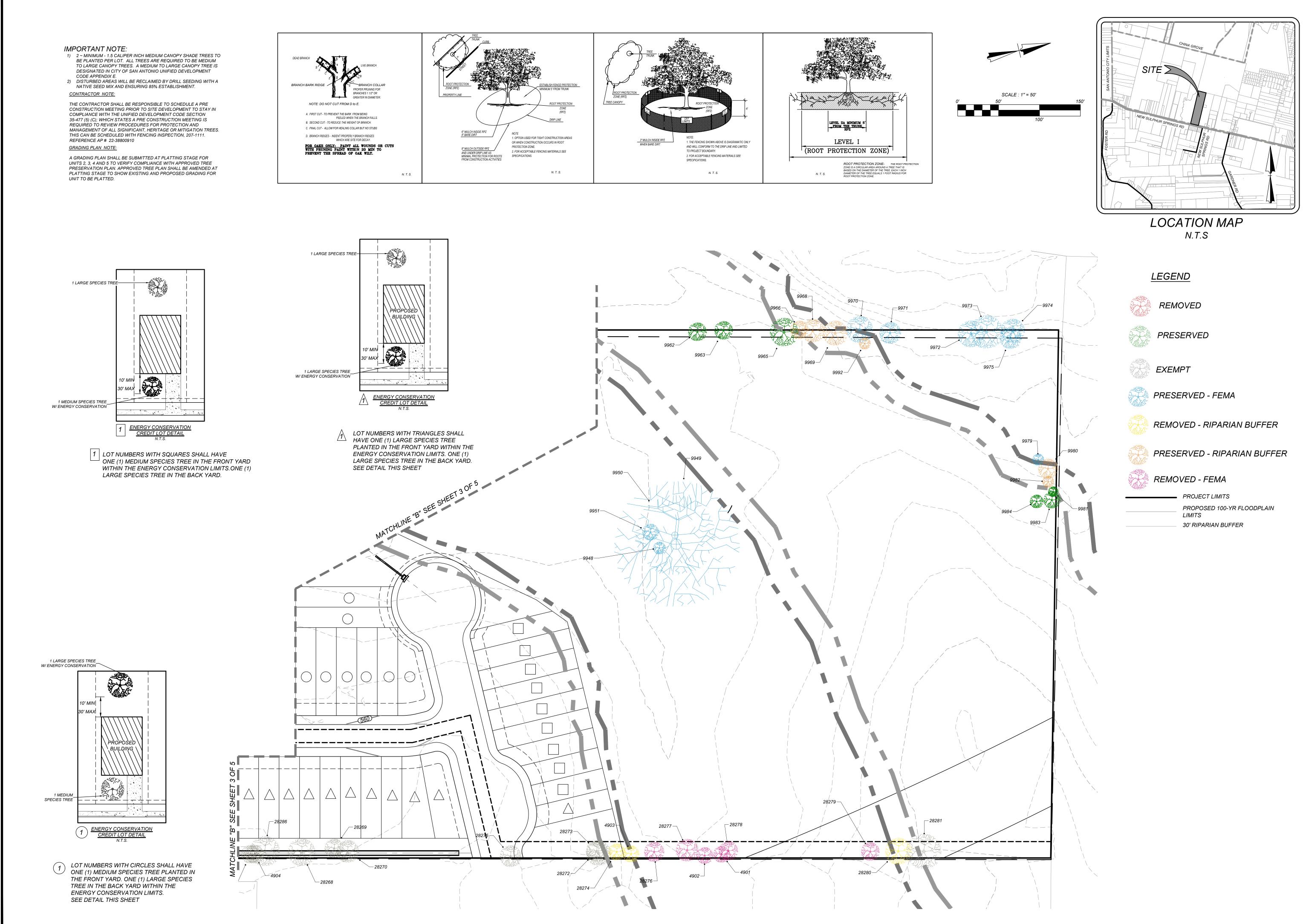
ONE (1) MEDIUM SPECIES TREE IN THE FRONT YARD

WITHIN THE ENERGY CONSERVATION LIMITS.ONE (1)

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JOB NO. 314-46-02 DATE: JUNE 2022 DRAWN: RH CHECKED: JN SHEET NUMBER:

3 OF 5



PLAT NO. 22-11800054 JOB NO. 314-46-02

JUNE 2022 DRAWN: RH CHECKED: JI SHEET NUMBER:

4 OF 5

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SIG	GNIFICANT SPECIES (6.0" - 2	24.0") MEDIU	M TO LARGE	INVENTORY TABLE
POINT	SPECIES	PRESERVED	REMOVED	FINAL CANOPY (SQFT)
4904	HK 11	EXEMI	PT (WITHIN DI	RAINAGE EASEMENT)
4905	HK 11	EXEMI	PT (WITHIN DI	RAINAGE EASEMENT)
4906	MSQ 12	EXEMI	PT (WITHIN DI	RAINAGE EASEMENT)
4907	MSQ 11		•	THIN R.O.W.)
4908	MSQ 11		•	THIN R.O.W.)
4909	HK 10			RAINAGE EASEMENT)
4910	HK 10.5		•	RAINAGE EASEMENT)
4911	HK 11		•	RAINAGE EASEMENT)
4912	HK 10		•	RAINAGE EASEMENT)
4913	HK 11		71 (WITHIN DI	RAINAGE EASEMENT)
9827	HK 10	10		875
9828 9833	HK 14.5 HK 16	14.5 16		875 875
9835	HK 18.5	10	EXEMPT (WI	THIN R.O.W.)
9836	HK 16.5		•	THIN R.O.W.)
9837	HK 12		•	THIN R.O.W.)
9838	HK 12		•	THIN R.O.W.)
9838	HK 10.5		•	THIN R.O.W.)
9839	HK 12	EXEMI	PT (WITHIN DI	RAINAGE EASEMENT)
9840	HK 21		•	RAINAGE EASEMENT)
9841	HK 13			RAINAGE EASEMENT)
9842	MUL 7.5		EXEMPT (WI	THIN R.O.W.)
9843	HK 16		EXEMPT (WI	THIN R.O.W.)
9844	HK 10		EXEMPT (WI	THIN R.O.W.)
9845	HK 10		EXEMPT (WI	THIN R.O.W.)
9846	HK 15		EXEMPT (WI	THIN R.O.W.)
9850	MSQ 14.5	EXEMI	PT (WITHIN DI	RAINAGE EASEMENT)
9962	HK 11	11		875
9963	HK 11	11		875
9965	MSQ 17	17		550
9983	HK 10	10		875
9984 9985	ELM 8 MSQ 14	8 EXEMI	DT (WITHIN DI	875 RAINAGE EASEMENT)
27612	MSQ 14		•	RAINAGE EASEMENT)
28268	HK 16.5		•	RAINAGE EASEMENT)
28269	HK 11.5		•	RAINAGE EASEMENT)
28270	HK 13.5		•	RAINAGE EASEMENT)
28272	HK 13	EXEMI	PT (WITHIN DI	RAINAGE EASEMENT)
28273	HK 15	EXEMI	PT (WITHIN DI	RAINAGE EASEMENT)
28275	MSQ 13	EXEMI	PT (WITHIN DI	RAINAGE EASEMENT)
28281	MSQ 21	EXEMI	PT (WITHIN DI	RAINAGE EASEMENT)
28282	MSQ 21	EXEMI	PT (WITHIN DI	RAINAGE EASEMENT)
28283	MSQ 19	EXEMI	PT (WITHIN DI	RAINAGE EASEMENT)
28285	MSQ 12.5		EXEMPT (WI	THIN R.O.W.)
28286	HK 18		•	RAINAGE EASEMENT)
28287	HK 15		•	RAINAGE EASEMENT)
28288	MSQ 11			RAINAGE EASEMENT)
28289	HK 10.5	EXEMI	•	RAINAGE EASEMENT)
28291	HK 12	EVENA	•	THIN R.O.W.) RAINAGE EASEMENT)
28292	HK 10 HK 13.5		•	RAINAGE EASEMENT)
28293	HK 13.5		•	RAINAGE EASEMENT)
28294	HK 13		-	RAINAGE EASEMENT)
28296	HK 11		•	RAINAGE EASEMENT)
28297	MSQ 13		•	RAINAGE EASEMENT)
28299	HK 11		•	RAINAGE EASEMENT)
28300	HK 10.5		•	RAINAGE EASEMENT)
28301	HK 18	EXEMI	PT (WITHIN DI	RAINAGE EASEMENT)
28302	HK 16	EXEMI	PT (WITHIN DI	RAINAGE EASEMENT)
28303	HK 15.5	EXEMI	PT (WITHIN DI	RAINAGE EASEMENT)
29298	HK 10.5	EXEMI	PT (WITHIN DI	RAINAGE EASEMENT)
49003	HK 10		PT (WITHIN DI	RAINAGE EASEMENT)
SUB TOTAL I		97.5	0	TOTAL PRESERVED
	ES BY CATEGORY		97.5	CANOPY (SQFT)
PRESERVATI	ON PERCENTAGE		100%	

SIGNIFICANT SPECIES (5.0" - 12.0") SMALL SPECIES INVENTORY TABLE				INVENTORY TABLE
POINT	SPECIES	PRESERVED	REMOVED	FINAL CANOPY (SQFT)
9981	PER 6	6		275
SUB TOTAL I	NCHES	6	0	TOTAL PRECEDUED
TOTAL INCH	ES BY CATEGORY		6	TOTAL PRESERVED CANOPY (SQFT)
PRESERVATION	ON PERCENTAGE		100%	(= 4)
MITIGATION	REQUIRED		(3.90)	275

(63.38)

6675

MITIGATION REQUIRED

	r L	MA INVENTORY TA	ADLL	_
POINT	SPECIES	PRESERVED	REMOVED	FINAL CANOPY (SQF
4901	HK 10		10	
4902	HK 10		10	
9851	HK 11	11		875
9853	MSQ 12.5	12.5		550
9855	HK 12	12		875
9856	HK 10.5	10.5		875
9857	HK 10	10		875
9862	HK 10.5	10.5		875
9863	HK 13.5	13.5		875
9864	HK 22	22		875
9867	HK 20	20		875
9880	HK 10	10		875
9881	HK 10	10		875
9883	HK 14	14		875
9884	HK 11	11		875
9886	HK 11	11		875
9889	HK 10	10		875
9892	HK 13.5	13.5		875
9893	HK 10.5	10.5		875
9894	HK 22	22		875
9895	HK 18	18		875
	HK 17	17		
9897				875
9898	HK 16	16		875
9899	HK 10	10		875
9900	HK 10	10		875
9930	HK 12	12		875
9931	HK 16	16		875
9932	MUL 11.5	11.5		550
9941	HK 13	13		875
9943	HK 23	23		875
9944	MSQ 11	11		550
9945	HK 13	13		875
9946	HK 10	10		875
9947	HK 20	20		875
9948	MUL 7.5	7.5		550
9951	HK 10	10		875
9952	HK 15	15		875
9953	HK 10	10		875
9954	HK 10	10		875
9955	HK 13	13		875
9958	HK 10	10		875
9959	HK 10	10		875
9960	HK 20	20		875
9970	HK 16	16		875
9971	HK 13	13		875
9972	HK 16	16		875
9973	HK 20	20		875
9974	HK 14.5	14.5		875
9975	HK 13	13		875
		7		
9979	ELM 7		13	875
28276	HK 12		12	
28277	HK 13.5		13.5	
28278	HK 11.5		11.5	
28279	HK 11		11	
JB TOTAL INC		639.5	68	TOTAL PRESERVED
	BY CATEGORY		707.5	CANOPY (SQFT)
RESERVATION	N PERCENTAGE		90%	
ITIGATION R			(73.50)	

	FEMA I	HERITAGE INVENTO	RY TABLE	
POINT	SPECIES	PRESERVED	REMOVED	FINAL CANOPY (SQFT)
9854	MSQ 24	24		550
9861	LO 78		EXEMPT (IN D	ECLINE)
9949	LO 75.5	75.5		875
9950	LO 48	48		875
9956	HK 26	26		875
SUB TOTAL INC	CHES	173.5	0	
TOTAL INCHES	TOTAL INCHES BY CATEGORY		173.5	TOTAL PRESERVED CANOPY (SQFT)
PRESERVATION	I PERCENTAGE		100%]
MITIGATION R	EQUIRED		(34.70)	3175

HERITAGE SPECIES (24.0 & UP") INVENTORY TABLE (1:1)				TABLE (1:1)
POINT	SPECIES	PRESERVED	REMOVED	FINAL CANOPY (SQFT)
9834	HK 31		EXEMPT (WITH	IN R.O.W.)
28284	MSQ 25		25	
SUB TOTAL I	INCHES	0	25	TOTAL DD565D1/5D
TOTAL INCH	ES BY CATEGO	RY	25	TOTAL PRESERVED CANOPY (SQFT)
PRESERVATI	ON PERCENTA	GE	0%	
MITIGATION	I REQUIRED (1:	1)	25	0

	RIPARIAN	I BUFFER INVENT	ORY TABLE	
POINT	SPECIES	PRESERVED	REMOVED	FINAL CANOPY (SQFT)
4903	HK 10		10	
9847	HK 16	16		875
9848	HK 10		10	
9849	HK 10.5		10.5	
9933	MSQ 11.5		11.5	
9934	HK 11.5		11.5	
9936	HK 11.5		11.5	
9937	HK 13		13	
9938	HK 11		11	
9939	MSQ 12.5		12.5	
9940	HK 20		20	
9942	HK 10		10	
9961	HK 16	16		875
9966	HK 11	11		875
9968	HK 14	14		875
9969	ELM 15	15		875
9980	HK 12	12		875
9982	ELM 7	7		875
9991	HK 18	18		875
9992	ELM 7	7		875
28274	HK 10		10	
28280	HK 16		16	
SUB TOTAL IN	CHES	116	157.5	TOTAL 225055:
TOTAL INCHES	S BY CATEGORY		273.5	TOTAL PRESERVE CANOPY (SQFT)
PRESERVATIO	N PERCENTAGE		42%	(= -0 - 1)
MITIGATION F	REQUIRED		102.80	7875

	RIPARIAN BUF	FER HERITAGE IN	VENTORY TAI	BLE
POINT	SPECIES	PRESERVED	REMOVED	FINAL CANOPY (SQFT)
9935	HK 24		24	
SUB TOTAL II	NCHES	0	24	
TOTAL INCH	S BY CATEGORY	·	24	TOTAL PRESERVED CANOPY (SQFT)
PRESERVATION	ON PERCENTAGE		0%	S (5 C)
MITIGATION	REQUIRED		19.20	0

TREE PROTECTION NOTES

- 1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED TO MEET THE LANDSCAPE OR TREE PRESERVATION ORDINANCES. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5') OF THE TREE. A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
- 2. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
- 3. ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY AND OAK WOUNDS PAINTED WITHIN 30 MINUTES.
- 4. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- 5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
- 6. NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
- 7. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. All OAK WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION.
- 8. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY OF SAN ANTONIO.
- 9. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED.
- 10. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND OR WASHING FOLIAGE.
- 11. NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.

CONTRACTOR NOTE:

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TREE PRESERVAT	ION CALCULATIONS	
SIGNIFICANT SPECIES (5.0" - 12") RESIDENTIAL		
PRESERVATION PERCENTAGE	100%	
MITIGATION REQUIRED	(3.9)	INCHES
SIGNIFICANT SPECIES (6.0" - 24.0") RESIDENTIA	AL .	
PRESERVATION PERCENTAGE	100%	
MITIGATION REQUIRED	(63.4)	INCHES
HERITAGE (24.0" & UP) RESIDENTIAL	·	
PRESERVATION PERCENTAGE	0%	
MITIGATION REQUIRED	25	INCHES
FEMA SIGNIFICANT SPECIES (6.0" - 24.0") RESII	DENTIAL	•
PRESERVATION PERCENTAGE	90%	
MITIGATION REQUIRED	(73.5)	INCHES
FEMA HERITAGE SPECIES (24.0" & UP) RESIDEN	ITIAL	•
PRESERVATION PERCENTAGE	100%	
MITIGATION REQUIRED	(35)	INCHES
RIPARIAN BUFFER SIGNIFICANT SPECIES (6.0" -	24.0") RESIDENTIAL	
PRESERVATION PERCENTAGE	42%	
MITIGATION REQUIRED	102.8	INCHES
RIPARIAN BUFFER HERITAGE SPECIES (24.0" &	UP) RESIDENTIAL	•
PRESERVATION PERCENTAGE	0%	
MITIGATION REQUIRED	19.2	INCHES
TOTAL MITIGATION REQUIRED	(28.475)	INCHES

FINAL TREE CANOPY CALCULATIONS		
PROJECT DATA		
-PROJECT AREA (ACRES)	29.10	ACRES
-FINAL TREE CANOPY REQUIREMENT	38%	
-FINAL TREE CANOPY AREA REQUIRED	481,686	SQFT
EXISTING TREES		
-EXISTING CANOPY	14,825	SQFT
PROPOSED TREE CANOPY MITIGATION PLAN		
NO. OF LOTS RECEIVING ENERGY CONSERVATION CREDITS (DESIGNATED BY)	69	LOTS
-NO. OF LARGE SPECIES TREES PER LOT RECEIVING ENERGY CREDITS	1	TREES
-NO. OF MEDIUM SPECIES TREES PER LOT NOT RECEIVING ENERGY CREDITS	1	TREES
TOTAL CANOPY PER LOT (1200*1.5)+(875*1.0)	2675.0	SQFT
TOTAL CANOPY CIRCLE DESIGNATED LOTS	184575.0	SQFT
NO. OF LOTS RECEIVING ENERGY CONSERVATION CREDITS (DESIGNATED BY)	104	LOTS
-NO. OF LARGE SPECIES TREES PER LOT RECEIVING ENERGY CREDITS	1	TREES
-NO. OF LARGE SPECIES TREES PER LOT NOT RECEIVING ENERGY CREDITS	1	TREES
TOTAL CANOPY PER LOT (1200*1.5)+(1200*1.0)	3000.0	SQFT
TOTAL CANOPY TRIANGLE DESIGNATED LOTS	312000.0	SQFT
NO. OF LOTS RECEIVING ENERGY CONSERVATION CREDITS (DESIGNATED BY)	9	LOTS
-NO. OF MEDIUM SPECIES TREES PER LOT RECEIVING ENERGY CREDITS	1	TREES
-NO. OF LARGE SPECIES TREES PER LOT NOT RECEIVING ENERGY CREDITS	1	TREES
TOTAL CANOPY PER LOT (875*1.5)+(1200*1.0)	2512.5	SQFT
TOTAL CANOPY SQUARE DESIGNATED LOTS	22612.5	SQFT
PROPOSED TOTAL CANOPY PER TREE CANOPY PLAN	519,187.5	SQFT
	400 000 0	
90% MATURE TOTAL CANOPY COVER	467,268.8	
FINAL TOTAL CANOPY PER PLAN & EXISTING CANOPY (90% MATURE + EXISTING)	482,093.8	SQFT
TOTAL TREE CANOPY MITIGATION (NO ADDITIONAL CANOPY REQUIRED)	-407.27	SQFT

PLAT NO. 22-11800054

DATE: JUNE 2022 DRAWN: RH CHECKED: JM SHEET NUMBER: